

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-44**

5 AN ORDINANCE REZONING APPROXIMATELY 4.71± ACRES
6 LOCATED IN COUNCIL DISTRICT 5 AT 7400 SAN JOSE
7 BOULEVARD, BETWEEN BOLLES SCHOOL DRIVE AND
8 LARIDA LANE (R.E. NOS. 149837-0010 AND 149839-
9 0000), AS DESCRIBED HEREIN, OWNED BY THE BOLLES
10 SCHOOL, FROM PUBLIC BUILDINGS AND FACILITIES-2
11 (PBF-2) DISTRICT TO PUBLIC BUILDINGS AND
12 FACILITIES-3 (PBF-3) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
14 DISCLAIMER THAT THE REZONING GRANTED HEREIN
15 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
16 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
17 DATE.
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19 **WHEREAS**, The Bolles School, the owner of approximately 4.71±
20 acres located in Council District 5 at 7400 San Jose Boulevard,
21 between Bolles School Drive and Larida Lane (R.E. Nos. 149837-0010
22 and 149839-0000), as more particularly described in **Exhibit 1**, dated
23 December 10, 2020, and graphically depicted in **Exhibit 2**, both of
24 which are **attached hereto** (Subject Property), has applied for a
25 rezoning and reclassification of the Subject Property from Public
26 Buildings and Facilities-2 (PBF-2) District to Public Buildings and
27 Facilities-3 (PBF-3) District; and

28 **WHEREAS**, the Planning and Development Department has considered
29 the application and has rendered an advisory recommendation; and

30 **WHEREAS**, the Planning Commission, acting as the local planning
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

2 **WHEREAS**, the Land Use and Zoning Committee, after due notice and
3 public hearing has made its recommendation to the Council; and

4 **WHEREAS**, taking into consideration the above recommendations and
5 all other evidence entered into the record and testimony taken at the
6 public hearings, the Council finds that such rezoning: (1) is
7 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
8 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
9 not in conflict with any portion of the City's land use regulations;
10 now, therefore

11 **BE IT ORDAINED** by the Council of the City of Jacksonville:

12 **Section 1. Property Rezoned.** The Subject Property is
13 hereby rezoned and reclassified from Public Buildings and Facilities-
14 2 (PBF-2) District to Public Buildings and Facilities-3 (PBF-3)
15 District, as defined and classified under the Zoning Code, City of
16 Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by The Bolles School, and is described in **Exhibit 1, attached**
19 **hereto.** The applicant is T.R. Hainline, Esq., 1301 Riverplace
20 Boulevard, Suite 1500, Jacksonville, Florida 32207; (904) 346-5531.

21 **Section 3. Disclaimer.** The rezoning granted herein shall
22 **not** be construed as an exemption from any other applicable local,
23 state, or federal laws, regulations, requirements, permits or
24 approvals. All other applicable local, state or federal permits or
25 approvals shall be obtained before commencement of the development
26 or use and issuance of this rezoning is based upon acknowledgement,
27 representation and confirmation made by the applicant(s), owners(s),
28 developer(s) and/or any authorized agent(s) or designee(s) that the
29 subject business, development and/or use will be operated in strict
30 compliance with all laws. Issuance of this rezoning does **not** approve,
31 promote or condone any practice or act that is prohibited or

